



Victoria Gate, CM17 9TB  
Harlow









# Victoria Gate, CM17 9TB

\*Sold Prior To Marketing\*

Kings Group is delighted to present to the market this IMMACULATE THREE BEDROOM FAMILY HOME In the sought-after Victoria Gate area of the very popular Church Langley development. Ready to move into, the property boasts a driveway for two cars and a beautifully maintained interior.

Upon entering, you are welcomed by an inviting entrance hall leading into a bright and spacious lounge, complete with an understairs storage cupboard. The modern fitted kitchen diner is equipped with high-quality integrated appliances and provides ample space for dining, with doors opening onto the landscaped rear garden.

The garage has been thoughtfully converted into a versatile utility room, offering plumbing for a washing machine and space for a tumble dryer. Additionally, the ground floor benefits from a convenient cloakroom and a storage cupboard, adding to the practicality of the home. The overall layout has been designed with modern family living in mind, ensuring both comfort and functionality throughout.

On the first floor, the master bedroom is generously sized and features a private en-suite shower room. Two further well-proportioned bedrooms provide flexibility for family members, guests, or even a home office. The stylish family bathroom is fitted with a contemporary three-piece suite, offering both elegance and practicality. Each room has been finished to a high standard, creating a warm and inviting atmosphere.

Externally, the landscaped rear garden is designed for low-maintenance enjoyment. The patio area is perfect for outdoor relaxation or entertaining.

## Offers In The Region Of £460,000



- **IMMACULATELY PRESENTED**
- **DRIVEWAY FOR TWO CARS**
- **UTILITY ROOM**
- **LANDSCAPED REAR GARDEN**
- **CLOSE TO LOCAL SHOPS, SCHOOLS AND AMENITIES**

### Victoria Gate

Victoria Gate is a residential street nestled within the Church Langley area of Harlow, Essex, falling under the CM17 postcode district. This locality is characterized by a variety of housing options, including modern apartments and family homes, catering to diverse living preferences. The community is well-regarded for its family-friendly environment, with well-maintained public spaces and a strong sense of community. Residents of Victoria Gate benefit from a range of local amenities. The area boasts convenient access to a Tesco store and petrol station, a pharmacy, medical facilities including a doctor and dentist, and a community hall known as the Church Langley Community Centre. Dining and socializing options include the Potters Arms pub. Families with young children will appreciate the presence of two primary schools: Church Langley Community Primary School and Henry Moore Primary School, both situated within the vicinity, providing quality education options for the community. Victoria Gate offers excellent connectivity for commuters and travelers. Its proximity to the M11 and M25 motorways provides direct links to London, Stansted Airport, and Cambridge, facilitating convenient travel for both work and leisure. Public transport services, including local bus routes, connect residents to Harlow Town Centre and surrounding areas, enhancing the accessibility of the neighborhood.

### Entrance Hall

#### Cloakroom 5'31x2'98 (1.52mx0.61m)

Spotlights, heated towel rail, extractor fan, wash basin with mixer tap, low level flush WC

#### Lounge 12'98x14'81 (3.66mx4.27m)

Double glazed windows to front aspect, spotlights, two double radiators, bromo oak laminate flooring, TV aerial point, power point, understairs storage cupboard

#### Kitchen/Diner 16'38x11'67 (4.88mx3.35m)

Double glazed windows to rear aspect, bromo oak laminate flooring, double radiator, a range of base & wall units with flat top worksurfaces, electric oven, electric hob, extractor hood, space for fridge freezer, integrated dishwasher, ceiling spotlights, door leading to garden, power points

- **THREE BEDROOM SEMI DETACHED FAMILY HOME**
- **DOWNSTAIRS CLOAKROOM**
- **EN-SUITE TO THE MASTER BEDROOM**
- **ABUNDANCE OF NATURAL LIGHT THROUGH-OUT**
- **VIEWING IS HIGHLY RECOMENDED**

#### Utility Room 8'20x6'93 (2.44mx1.83m)

Spotlights, double radiator, bromo oak laminate flooring, plumbing for a washing machine, power points

#### Family Bathroom 6'41x6'19 (1.83mx1.83m)

Double glazed windows to rear aspect, part tiled walls, tiled flooring, extractor fan, bath with digital thermostats & shower attachment, digital thermostat controlled shower, wash basin with mixer tap

#### Bedroom One 9'56x12'56 (2.74mx3.66m)

Double glazed windows to rear aspect, ceiling spotlights, single radiator, carpeted flooring, power points

#### En-suite 8'88x2'76 (2.44mx0.61m)

Double glazed window to side aspect, ceiling spotlights, part tiled walls, heated towel rail, tiled flooring, extractor fan, shower cubicle with digital thermostat controlled shower, wash basin with mixer tap and vanity unit under, low level flush WC

#### Bedroom Two 9'49x10'52 (2.74mx3.05m)

Double glazed windows to front aspect, ceiling spotlights, single radiator, carpeted flooring, power points

#### Bedroom Three 6'40x10'37 (1.83mx3.05m)

Double glazed windows to rear aspect, ceiling spotlights, single radiator, bromo oak laminate flooring, power points

### Rear Garden

### Schools/Transport Links

Primary Schools:

Church Langley Community Primary School (0.22 miles), Potter Street Academy (0.44 miles)

Secondary Schools:

Passmores Academy (0.63 miles), Mark Hall Academy (0.94 miles)

Train stations:

Harlow Mill Rail Station (1.7 miles), Harlow Town Rail Station (1.81 miles)

Motorways:

M11 J7 (1.62 miles), M11 J7A (2.14 miles)

Build: Standard Construction - Brick & Tile

Tenure: Freehold

Flood Risk: Rivers & Seas - Very Low, Surface Water - Very Low

Parking: Driveway For Two Cars





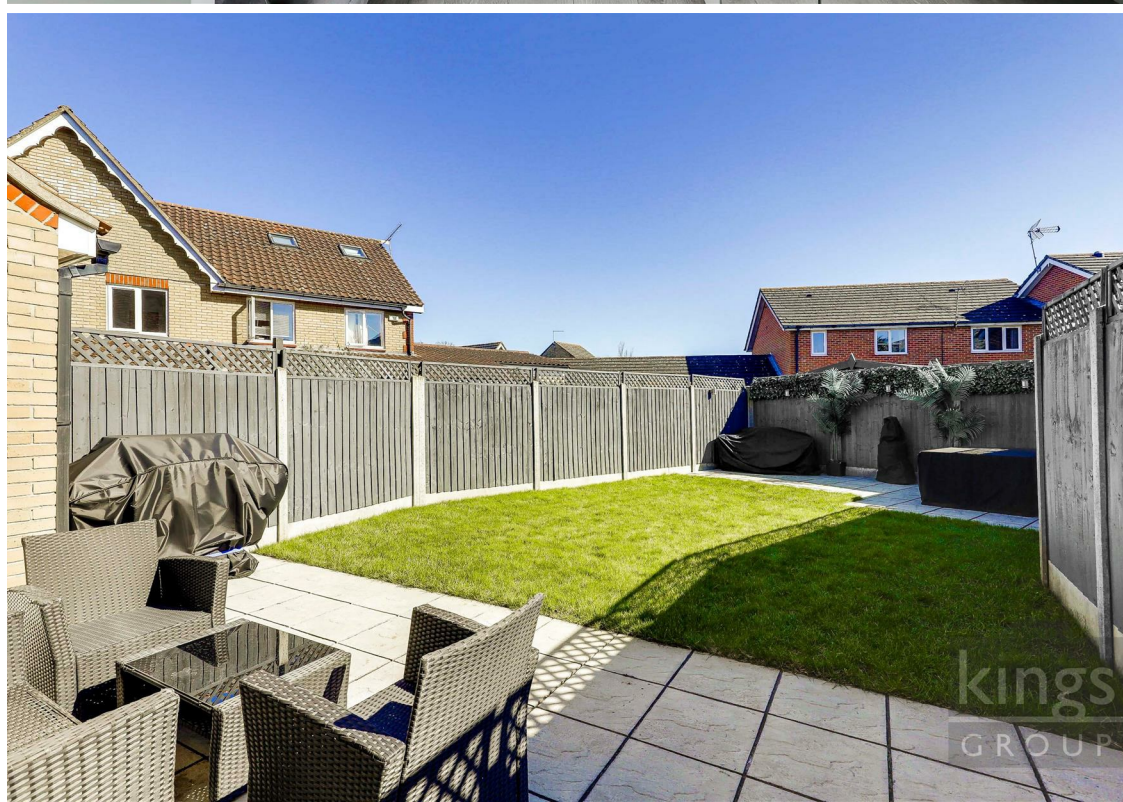






kings  
GROUP

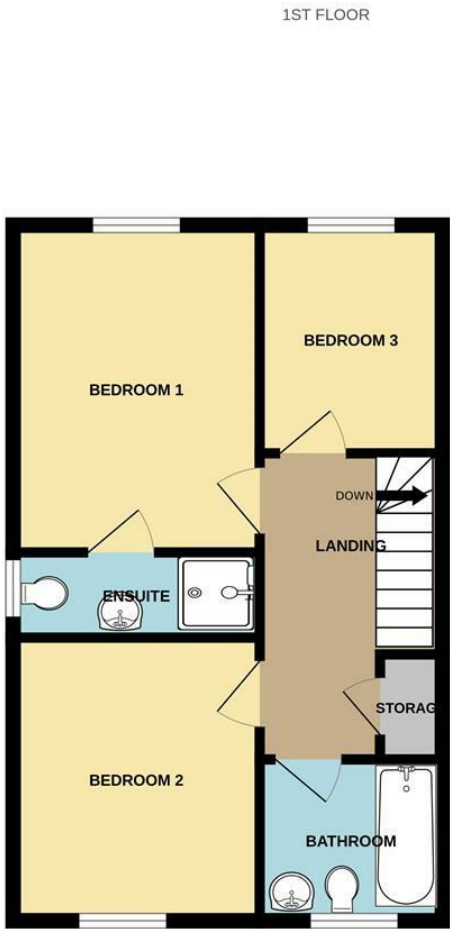
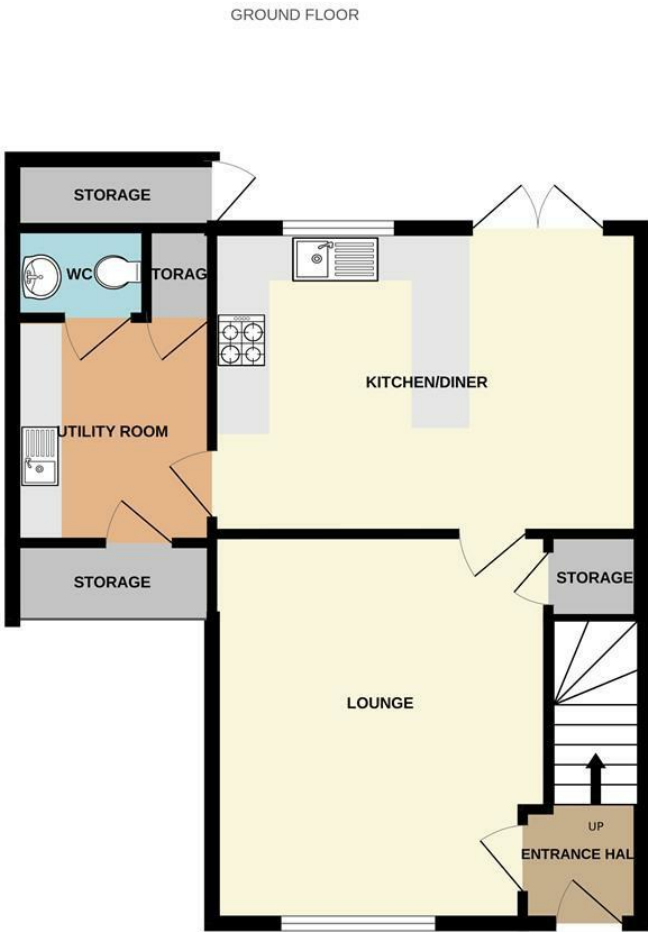
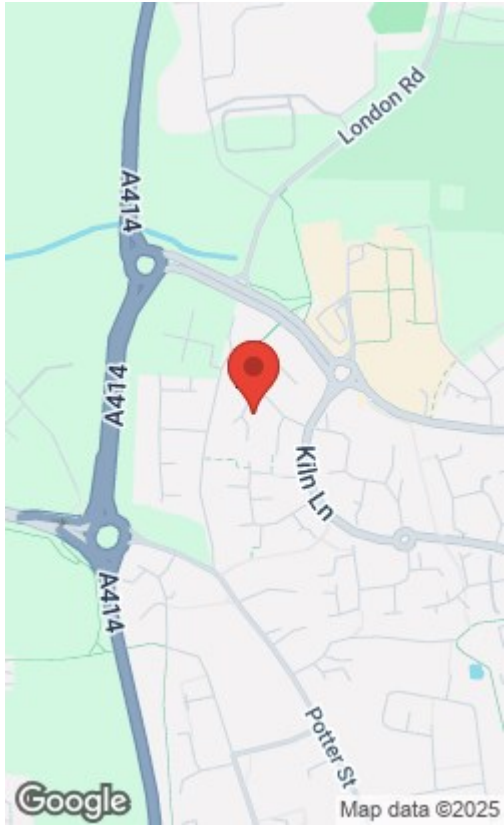






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

Unit 4, Church Langley Way, Harlow,  
Essex, CM17 9TE  
T: 01279 410084  
E:  
www.kings-group.net

